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The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, March 18, 2019 – 6:30PM
Marymount Manhattan College, Regina Peruggi Room
221 East 71st Street (between 2nd and 3rd Avenues)

Please note: The resolutions contained in the committee minutes are recommendations submitted by the committee chair to the Community Board. At the monthly full board meeting, the resolutions are discussed and voted upon by all members of Community Board 8 Manhattan.

PLEASE NOTE: When evaluating Applications for Certificates of Appropriateness, the Landmarks Committee of Community Board 8M ONLY considers the appropriateness of the proposal to the architecture of the building and, in the case of a building within an Historic District, the appropriateness of the proposal to the character of that Historic District. All testimony should be related to such appropriateness. The Committee recommends a Resolution to the full Community Board, which votes on a Resolution to be sent to the Landmarks Preservation Commission. These Resolutions are advisory; the decision of the Landmarks Preservation Commission is binding.

Applicants and members of the public who are interested in the issues addressed are invited, but not required, to attend the **Full Board meeting on Wednesday, March 20, 2019, at the New York Blood Center, Auditorium (310 East 67th Street, between 1st and 2nd Avenues) at 6:30PM.** They may testify for up to three minutes in the Public Session, which they must sign up for no later than 6:45PM. Members of the Board will discuss the items in executive session; if a member of the public wishes a comment made or a question asked at this time, he or she must ask a Board Member to do it.

Resolutions for Approval:

Items 1--3 (Unanimous)

MINUTES

- 1. 105 East 64th Street (between Lexington and Park Avenues) – Upper East Side Historic District**
Lisa Chow, Workshop Design and Architecture. Building designed by W.P. and A.M. Parsons and constructed in 1881-82 (present façade designed by Adams and Prentice and constructed in 1941). Application is for a new rooftop addition.

WHEREAS 105 East 64th Street was originally designed by W.P. And A.M. Parsons and constructed in 1881-1882;

WHEREAS the existing front elevation at 103 East 64th Street was designed by Adams and Prentice and constructed in 1941;

WHEREAS the applicant proposes a one-story rooftop addition on top of the existing 5-story house, which has a depth of approximately 60’;

WHEREAS the proposed rooftop addition would have a depth of 27’10” and would be set back approximately 30’ from the front property line. [There is a 6’9” front yard; the addition would be set back 23’3” from the front elevation.];

WHEREAS the proposed addition would be 11’6” above the existing roof; thus, the overall height of the house would increase from 55’9” to 67’3” above grade;

WHEREAS the applicant proposes an aluminum framed roof skylight at the top of the addition;
WHEREAS mechanical equipment would be placed on top of the addition adding an additional 5'6" to the overall height;

WHEREAS the proposed addition would contain 570 sq. ft. of enclosed space and would have a 42" pipe railing as required by the Building Code, at the roof of the addition (all 4 sides);

WHEREAS the front elevation of the penthouse, 20'10" wide, will contain a 14'2" wide x 9'6" high steel framed window and door glazing system utilizing multiple glass panes each measuring approximately 3'2";

WHEREAS the proposed pipe railing will be minimally visible from the public way on 65th Street when looking southwest and when looking at the house straight on;

WHEREAS at the front elevation, at the ground level, the applicant proposes to add additional details;

WHEREAS among other enhancements, the applicant proposes new ornamental window enframements for the painted wood entry door, the painted wood service door and the window in between that will match the enframements for the rest of the windows on the front elevation and removing the existing air conditioner above the service door and replacing with a transom window;

WHEREAS the applicant's proposed rooftop addition is set back from the property line by 30' and is not visible from the public way;

WHEREAS the proposed pipe trailing on top of the addition, required by the Building Code, while minimally visible from the public way, is the least obtrusive solution and is as simple as possible and will be painted black;

WHEREAS the proposed improvements at the front elevation at the ground floor are contextual and appropriate within the historic district;

THEREFORE BE IT RESOLVED that this application is approved as presented.

VOTE: 7 in favor (Ashby, Birnbaum, Camp, Cohn, Helpert, Parshall, Tamayo)

TWO PUBLIC MEMBERS IN FAVOR: Christina Davis, Kimberly Selway

2. **103 East 75th Street (between Lexington and Park Avenues) – Upper East Side Historic District**
Mike Robarge, Panorama Windows, LTD. A neo-Italian Renaissance style building originally designed by Lawlor & Haase and constructed in 1912-13. Application is for the replacement of windows.

WHEREAS the leaded windows for Apartment 8FE are to be removed and replaced;

WHEREAS the original windows for the building were double hung;

WHEREAS all the windows except for those for Apartment 8FE are aluminum matching the design of the original double hung windows;

WHEREAS the leaded glass windows, which were installed after 1940, are in poor condition;

WHEREAS the leaded glass windows will be replaced with new, aluminum windows to match the aluminum windows throughout the building;

WHEREAS the upper sashes of the replacement windows will have simulated divided lights to match the proportions of the upper sashes of the aluminum windows throughout the building;

WHEREAS the replacement of the leaded glass windows with aluminum windows will return the building to its original composition;

THEREFORE BE IT RESOLVED this application is approved as presented.

VOTE: 8 in Favor (Ashby, Birnbaum, Camp, Chu, Cohn, Helpert, Parshall, Tamayo)

TWO PUBLIC MEMBERS IN FAVOR: Christina Davis, Kimberly Selway

3. **Barbizon Hotel for Women, 817 Lexington Avenue (140 East 63rd Street) – Individual Landmark** *Stonehill Taylor Architects*. An Italian Romanesque, Gothic, and Renaissance ornament style building originally designed by Murgatroyd & Ogden and constructed in 1927-28. Application is to replace the existing glass door with sidelight, block wall and overhead molding with new storefront glazing infill to match existing ground floor storefront, and new molding and curb to match existing conditions.

WHEREAS 817 Lexington Avenue (Barbizon Hotel) is an Italian Romanesque, Gothic and Renaissance ornament-style building designed by Murgatroyd & Ogden and constructed in 1927-28;

WHEREAS the ground floor space is now occupied by an Equinox sports club;

WHEREAS the applicant, at the Lexington Avenue elevation, plans to demolish an existing glass door with sidelight, block wall and overhead moulding; this now-existing condition is at the south end of the front elevation along Lexington Avenue and was formerly a storefront window;

WHEREAS the applicant proposes to reintroduce the storefront window;

WHEREAS the new storefront glazing infill will match the existing ground floor storefront system, with new moulding and curb to match existing conditions;

WHEREAS the reintroduced storefront window measures 8'3" wide x 8'9" high;

WHEREAS as presented in the architect's drawings, the proposed new window does not align with the adjacent storefront window to its left;

WHEREAS there may be an existing condition that prevents the desired alignment;

THEREFORE BE IT RESOLVED that this application is approved as presented **PROVIDED** **THAT** the applicant aligns the proposed new storefront window with the adjacent storefront window.

VOTE: 8 in favor (Ashby, Birnbaum, Camp, Chu, Cohn, Helpern, Parshall, Tamayo)

TWO PUBLIC MEMBERS IN FAVOR: Christina Davis, Kimberly Selway

4. New Business

- Discussion regarding 346-348 East 69th Street (First Hungarian Reformed Church)
- Discussion regarding New LPC Rules on Staff Approvals.
- Continued discussion on the proposed Landmarks designation for the National Society of Colonial Dames in the State of New York, 215 East 71st Street.

David Helpern and Jane Parshall, Co-Chairs